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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RIDGE RISE MULTIFAMILY SITE PLAN
(126-UNIT RESIDENTIAL UNITS)
PROJECT LOCATION: NYS ROUTE 32
SECTION 35 – BLOCK 1 – LOT 112
PROJECT NUMBER: 04-27
DATE: 13 OCTOBER 2004
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF 30.65
ACRES WITH 126 RESIDENTIAL MULTIFAMILY UNITS. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-5 zoning district of the Town. The required bulk information shown on the plan is correct for the use and zone, with the following to be noted:
 - The required parking for multifamily is 2.5 spaces per unit.
 - The site plan is subject to additional bulk requirements as listed in Section 300-23 of the code. Please correct related information in general notes.

I have reviewed the wetlands area and unit density calculation on the plan and believe it is acceptable.

2. The site plan layout must meet specific requirements regarding maximum building length, design configuration of buildings (offsets in roofs and face of buildings), restrictions against orientation of buildings (no full north exposure permitted and related restrictions), all as outlined in Section 300-23 of the code. It would appear that several corrections are needed to the plan, and additional information is required. The next submittal should verify compliance with this section of the code.

REGIONAL OFFICES

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3. Subsequent submittals should also address the following (many of these items should be addressed *after* the layout is revised to comply with Section 300-23):
- Number buildings and units
 - Identify unit mix (i.e. efficiency, 1-BR, 2-BR, etc.)
 - Define waste collection/disposal plan.
 - Site grading and road profiles.
 - Prepare lighting plan.
 - Prepare landscape plan (typical unit plan and common area landscaping plan).
 - Further define recreation facilities.
 - Submit Traffic Study and Stormwater Management/Stormwater Pollution Prevention Plan.
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawing 1 and the full environmental form for this purpose.
5. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.
6. Submittal of this application/plan to the NYSDOT and OCDOH for technical review and approval will be required once sufficient detail is available.

Respectfully Submitted,



Mark J. Edsell, P.E., P.P.
Planning Board Engineer